



After recording return to:

Edgar T. Bristow, JD, PLS
President and General Counsel
Flatirons, Inc.
3825 Iris Ave., Suite 395
Boulder, CO 80301

AFFIDAVIT OF CORRECTION

On this 13th day of September, 2021, I Edgar T. Bristow, being of lawful age, and having no ownership interest in the after described lands, being first duly sworn upon oath, deposes and states, as provided in C.R.S. §38-51-111 as follows:

1. Affiant is a Licensed Professional Land Surveyor in the State of Colorado;
2. Affiant states that another Licensed Professional Land Surveyor in the State of Colorado, John B. Guyton, prepared the Palisade Park Filing No. 5 Replat A Final Plat;
3. Said Final Plat was recorded on February 28, 2020, at Reception # 2020002700, in the Records of the City and County of Broomfield, State of Colorado;
4. Record surveyor John B. Guyton passed away on January 1, 2021;
5. After the Palisade Park Filing No. 5 Replat A Final Plat was recorded, Flatirons, Inc. personnel discovered scrivener's errors therein;
6. Upon discovery of the scrivener's errors, and because of the passing of John B. Guyton, PLS, Affiant completed a review of the scrivener's errors discovered on the Palisade Park Filing No. 5 Replat A Final Plat, and is now offering this affidavit of correction to correct those items brought to Affiant's attention;
7. Said scrivener's error is:
 - a. Any error or omission, if the error or omission is ascertainable from the data shown on the recorded plat or parcel description as addressed in C.R.S. § 38-51-111 (2)(c); or
8. Said scrivener's error is more particularly described as follows:
 - a. Tract B is mislabeled on the plat and in the dedication table. Labels for Tracts A, B and Spinnaker Way R.O.W. are missing acreage labels. This affidavit of correction amends said labels as follows:
 - i. The leader label located west of Huron street right-of-way and below Lot 1, palisade park filing no. 5 label reads "TRACT B OF PALISADE PARK FILING NO. 5 REC NO. 2017011117 8' WIDE (P)". Said leader label is hereby amended to read "TRACT B, 8' WIDE, 0.19 ACRES±"
 - ii. In line 5 of the left column of the dedication table, the text reads "TRACT B (OF FILING 5)*". Said line is hereby amended to read "TRACT B"



- iii. Directly below the dedication table, the text that reads “*TRACT B OF PALISADE PARK FILING NO. 5 (REC. NO. 201701117)”. Said text is hereby completely removed from the plat.
- iv. The label for Tract A at the North end of Spinnaker Way which reads “Tract A” is hereby amended to read “Tract A, 0.01 ACRES±”
- v. The label for Spinnaker Way located between Lots 1 and 2 which reads “SPINNAKER WAY (62’ R.O.W.)” is hereby amended to read “SPINNAKER WAY (62’ R.O.W.), 1.57 ACRES±”

9. Affiant further states that the aforementioned Palisade Park Filing No. 5 Replat A Final Plat is hereby corrected to conform to the above-described descriptions in the same manner as if said descriptions had been re-recorded with the proper notations contained thereon.

The undersigned has read the foregoing Affidavit and states that the facts stated therein are true and correct under penalty of perjury.

FURTHER AFFIANT SAITH NAUGHT.



Edgar T. Bristow, Colorado P.L.S. # 19588
FSI Job #17-69,871

STATE OF COLORADO)
)
) ss:
COUNTY OF)

The Foregoing Affidavit was acknowledged before me this 13th day of September, 2021 by Edgar T. Bristow, Licensed Professional Land Surveyor.

WITNESS my hand and seal.

My commission expires .

CHRIS POWER
Notary Public
State of Colorado
Notary ID # 20094000903
My Commission Expires 02-02-2025

Notary